



Prime Retail Unit, 4 Scott Street, Perth, PH1 5EJ
To Let

SMART&CO.
surveyors & property consultants



Property Highlights

- Prime Corner Pitch on High Street & Scott Street
- Over ground and first floors
- Shared loading area
- Quoting rent of £35,000 per annum exclusive
- Entry March 2026 (possibly before through negotiation with Costa who have a lease until March 2026)
- Long frontage onto Scott Street with lots of natural light

Location

The subject property is located on one of the busiest sections in Perth City Centre on the corner of its junction with Scott Street and Perth High Street.

Nearby occupiers include Specsavers, Starbucks, Boots, Primark, Holland & Barrett, Cotton Traders, Sainsbury's Local, Blue Lagoon, Edinburgh Woolen Mill, Subway, Greggs & JoJo Maman Bebe. The main entrance to St John's Shopping Centre also lies a short distance away.

Description

The subjects comprise highly prominent retail unit located over ground and first floors with fully glazed frontage and shared internal loading bay accessed from Scott Street. It has been leased to Costa since 1998 with a lease expiry due in March 2026. Costa have relocated further down the High Street and vacated the subject property.

The unit benefits from having a corner frontage onto both the High Street and Scott Street and affording lots of natural light and customer /disabled toilet. The first-floor accommodation is detached from the ground floor and offer staff / storage facilities.

Accommodation

We have measured the approximate net internal floor areas to be as follows:

Description	Sq m	Sq ft
Ground Floor	107.2	1,154
First Floor	35.8	385
Total NIA	143	1,539

Lease Terms

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews at £35,000 per annum. The property is VAT elected therefore VAT will be payable.

Business Rates

The subjects have a Rateable Value of £22,700 effective from 1 April 2023. The rate in the pound for 2025/26 is £0.498 for properties with a Rateable Value below £51,000.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

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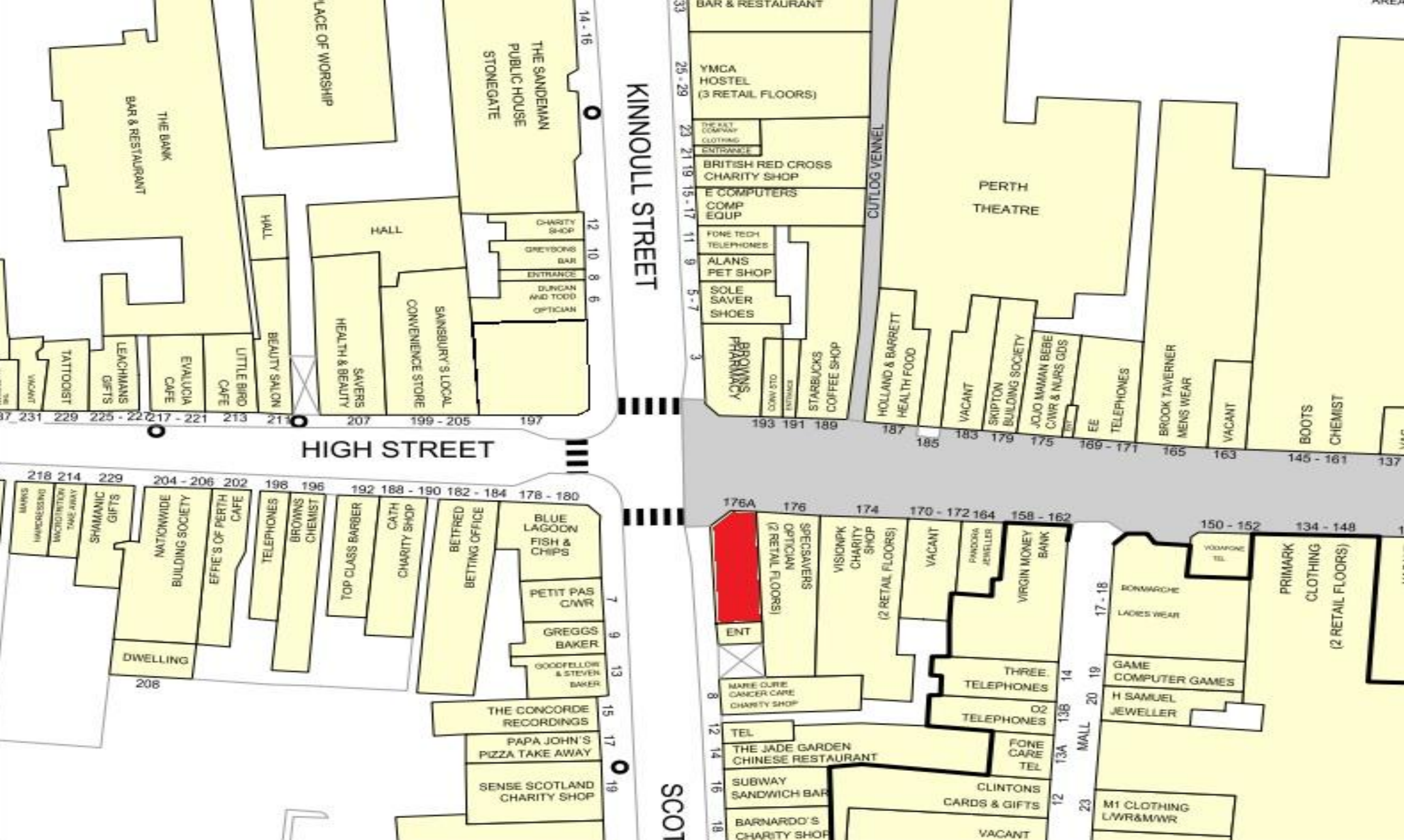
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